



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00057 International Industrial Center Unit 1 Replat B
Application Type: Resubdivision Combination
CPC Hearing Date: October 8, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Interstate 10 and West of Airway
Acreage: 2.000 acres
Rep District: 3
Existing Use: Hotel
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Edgemere Median Park (.28 Miles)
Nearest School: Burges Highschool (.75 Miles)
Park Fees Required: \$2000.00
Impact Fee Area: N/A
Property Owner: Summit Hospitality I LLC
Applicant: Summit Hospitality I LLC
Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Retail center
South: C-4 (Commercial) / Interstate 10
East: C-4 (Commercial) / Hotel
West: C-4 (Commercial) / Vacant Commercial

PLAN EL PASO DESIGNATION: G4, Suburban, (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide 2 acres at 6610 Gateway West Blvd. The existing parcel is a fully developed hotel. The reason for this application is to remove a 25 foot and 40 foot building line from the plat. The applicant has requested a waiver to allow for the existing improvements to remain.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of the waiver and approval of International Industrial Center Unit 1 Replat B on a resubdivision combination basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends **approval** of the waiver to improvements and agrees that the existing improvements should remain.

Planning recommends **approval** of International Industrial Center Replat B.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Verify all retaining walls do not encroach on sidewalk as shown on typical cross sections.
2. Label flumes along I-10 are provided with steel floor plates (section 2-35B) and verify if installed.

Capital Improvement Program - Parks

We have reviewed **International Industrial Center #1 replat "B"**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, Applicant has provided copy of preliminary covenants restricting the use to "general commercial" (Non-residential) therefore "Park fees" will be assessed based on the following:

1. **If** applicant provides copy of final signed/recorded covenants restricting all residential uses and **if** gross density waiver is granted by the City Manager of the Planning Department designee, then Applicant shall be required to pay "park fees" in the amount of **\$2,000.00** based on the following calculations:

Non-residential acreage 2.0 (rounded to two decimals) @ \$1,000.00 per acre = **\$2,000.00**

Please allocate generated funds under Park Zone: **E-1**

Nearest Parks: **Ponder Park** & **Edgemere Median**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Capital Improvement Program – Transportation

No comments received.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

Water:

Along International Drive between Robert E. Lee Street and Airway Boulevard there is an existing eight (8) inch diameter water main. This main is available for service.

As per EPWU-PSB Records, 6610 International Drive has a single three (3) inch diameter domestic water service, a single 1½-inch diameter irrigation service (yard meter) and a single six (6) inch diameter fire-fighting water service (fire line).

Previous water pressure tests from fire hydrant # 2838 located 97 feet west of east property line have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 94 (psi) pounds per square inch, and a discharge of 1592 (gpm) gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

Along International Drive between Robert E. Lee Street and Airway Boulevard there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

As per EPWU-PSB Records, 6610 International Drive has a single eight (8) inch sanitary sewer service line discharging unto the above described main.

General:

EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Streets and Maintenance Department

No comments received.

El Paso Electric Company

No comments received.

Sun Metro

Sun Metro does not oppose this request.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver Request

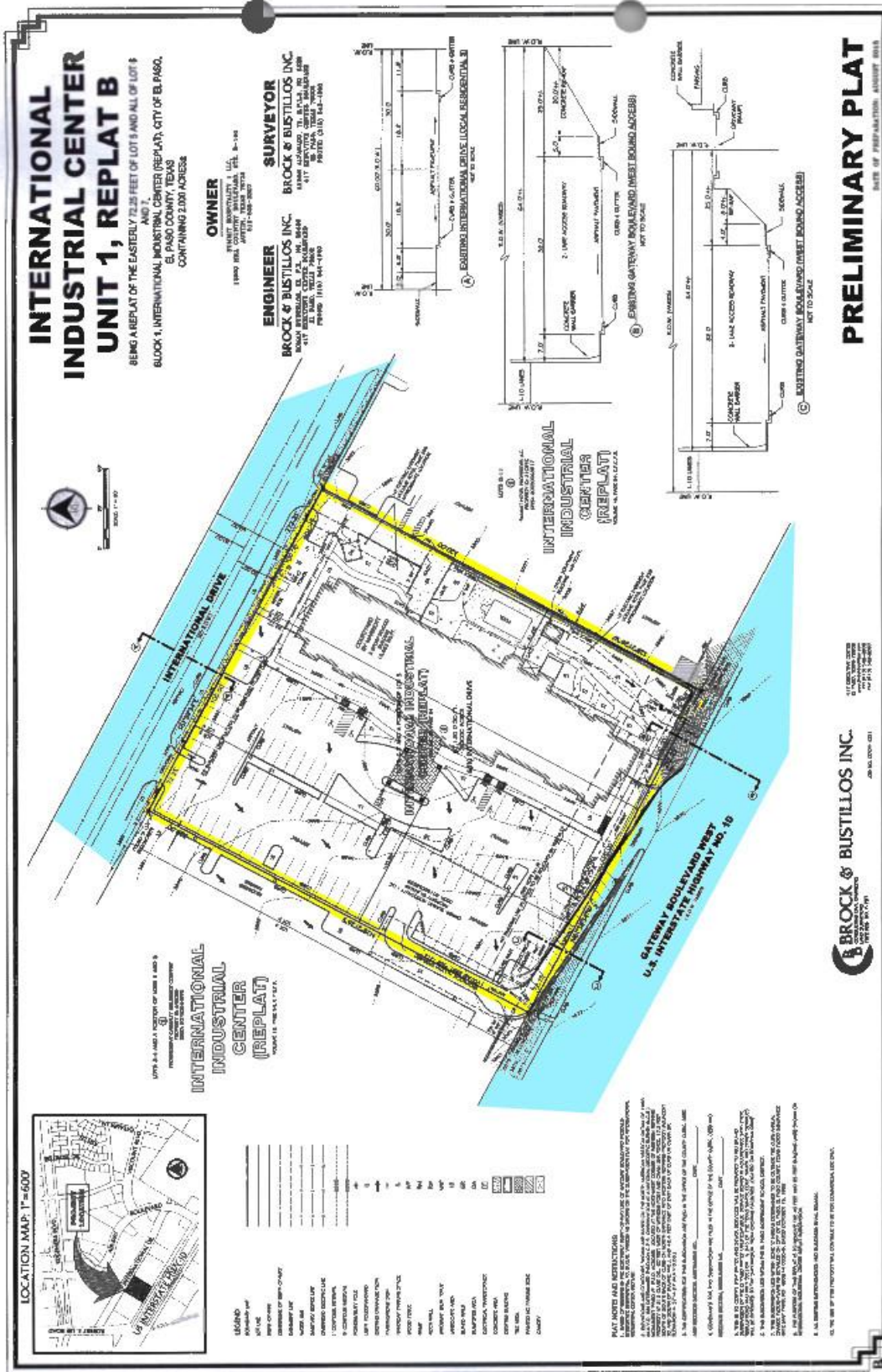
ATTACHMENT 1



ATTACHMENT 2

International Industrial Center Unit 1 Replat B





ATTACHMENT 5



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BY:

CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 09/09/2015

FILE NO. _____

SUBDIVISION NAME: International Industrial Center Unit 1 Replat B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Lot 5 and all of Lots 6 and 7, Block 1, International Industrial Center Replat
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	<u>1</u>
Commercial	<u>2.000</u>	<u>1</u>	Total (Gross) Acreage	<u>2.000</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? C-4 Proposed zoning? C-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
No proposed drainage will be required. Site to utilize existing drainage system. No new improvements are being proposed
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception The existing site cannot provide a 5-ft sidewalk and 5-ft parkway on the Gateway Blvd. west ROW due to extreme topographic conditions
9. Remarks and/or explanation of special circumstances: The purpose of this replat is to remove building lines shown on original subdivision plat.
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

*****Pending Submittal*****